

September 12, 2018

Attention Members of the Parkway Commons Homes Association, Inc.

The annual meeting of the Parkway Commons Homes Association, Inc. will be held on Tuesday, October 23, 2018 at 7:00 p.m. at the Band House located at 925 Westgate Lane, Bossier City, LA 71112. Directions from Parkway Commons: Cross the Shreveport-Barksdale Bridge, turn left before the traffic light onto Westgate Lane. The Band House is located next door to Johnson's Furniture and Trejos Restaurant.

This correspondence is also your notification of the annual assessment (dues) effective January 1, 2019. In accordance with the bylaws the dues will increase based on the annual CPI rate. The annual dues are set for \$480.96 per year (\$40.08 per month) for members who joined before 2017; and \$601.20 per year (\$50.10 per month) for members who joined after 2017.

Your attendance is encouraged as the following items have been approved by the Board of Directors and will be brought before the membership for vote in accordance to the association bylaws.

Amendments to the Bylaws

These changes are recommended since a property management company is now involved and carrying out many of the duties of the Secretary-Treasurer. Propose to combine the officer positions of Secretary and Treasurer.

ITEM 1 REQUIRING VOTE -

§ Article VIII – Section 8 (c) – Amend – The Secretary-Treasurer shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, review the financials, assisting in development of the annual budget, and presenting financial information to include a statement of income and expenditures to the members of the association at its regular annual meeting.

ITEM 2 REQUIRING VOTE -

§ Article VIII – Section 8 (d) – Delete

Amendments to the Declaration of Covenants & Restrictions

These changes are being proposed for the betterment and safety of our community:

ITEM 3 REQUIRING VOTE -

§ Article VIII – Section 18 – Amend to read as follows:

All vehicles parked under carports, garages, and in visitor parking spaces must be considered legal vehicles. All vehicles must have a current registration, license and tag. All vehicles must be operable with no flat tires or other defects that prevent mobilization.

No visitor or resident will be allowed to use more than one visitor parking space at any time. Residents or visitors utilizing a visitor parking space for more than one consecutive week shall notify the association to insure the compliance of said vehicle. All vehicles not in compliance with the above stated regulations will receive one written warning from the Property Management Company with a 3-day notice to comply before the vehicle will be towed at the vehicle owner's expense. Any exceptions due to unforeseen or emergency situations may be approved by the Board of Directors, otherwise, the vehicle will be considered non-compliant. Requests for exceptions must

be made in writing by either letter or electronic mail to the Property Manager or Board of Directors.

Vehicles are prohibited from parking in fire lanes. Vehicles may not extend beyond fire lane marking when parking outside of a garage or behind other vehicles parked in a carport. Vehicles blocking the fire lane will be towed immediately at the owner's expense.

New One-Time Assessment

This is being proposed for the betterment of all members, improve overall curb appeal, remedy exterior maintenance negligence and promote increased property value.

ITEM 4 REQUIRING VOTE

Special Assessment for Power Washing Effective January 1, 2019 - \$100.00. Licensed and insured vendor to be procured to provide the service to all units.

Election of Directors

If you have an interest in serving on the Board of Directors in 2019, please contact a member of the Board or the property management company so that we can add your name to slate of nominees to be voted on at the upcoming annual meeting.

ITEM 5 REQUIRING VOTE

In accordance to the bylaws, two new directors will replace two existing directors of the Board of Directors.

****Note: The members of the association are those that are recorded as the homeowner of a unit. Each unit is equals one vote. Only members in good standing have the right to vote. Members in good standing may vote in person or by proxy. All proxies shall be in writing and filed with the association secretary or property management company prior to the opening of the meeting. Proxies can be faxed to 800.406.2665 or emailed to lindseyrealty@gmail.com or mailed to POBox 777 Shreveport, LA 71162 or hand delivered to 333 Texas St. Suite 1367, Shreveport, LA 71101, No later than Monday, October 22, 2018 at 5pm.***

If you have any questions, please feel free to call Parkway Commons property management at 318.990.2737.